

SPECIAL MEETING - MANSFIELD TOWN COUNCIL

December 1, 2010

Councilor Toni Moran called the special meeting of the Mansfield Town Council to order at 7:00 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Haddad (arrived 7:30 p.m.), Kochenburger (arrived 7:25 p.m.).
Lindsey, Moran, Paulhus (left 7:32 p.m.), Ryan
Excused: Keane, Paterson, Schaefer

II. WORK SESSION

1. Presentation on the Storrs Center Project Development Agreement Phases 1A and 1B - Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc.

Ms. Moran welcomed the public to the meeting and noted the draft agreement among the Town of Mansfield, Storrs Center Alliance LLC and Education Realty Trust, Inc has been reviewed extensively by the Town Council. The draft incorporates many of the ideas and suggestions the Council has been hearing from the public. Ms. Moran stated that the agreement protects the interest of the Town in substantial ways.

Town Manager Matt Hart outlined the evening's agenda and thanked all those who have worked on the Storrs Center Project. Mr. Hart noted that copies of the draft Development Agreement will be available at the Library and the Town Clerk's office and on the Town's website.

Town Manager Matt Hart, Director of Public Works Lon Hultgren, Executive Director of the Mansfield Downtown Partnership Cynthia van Zelm and Financial Advisor Shuprotim Bhaumik described the project, outlined the key terms of the Development Agreement, presented a fiscal analysis and risk assessment and identified project benefits.
Presentation attached.

Howard Kaufman of Storrs Center Alliance LLC described the proposed rental units as market rate apartments being designed to appeal to a wide variety of renters. The amenities found in the units are not those usually associated with student housing.

Lon Hultgren, Director of Public Works, announced a meeting to be held on December 8, 2010 at 5:00 p.m. to discuss what should be included in the Intermodal Center. Mr. Hultgren described the Center as a place where various modes of transportation interact.

Tom Callahan, a University Representative to the Mansfield Downtown Partnership, outlined the positive effect the recently approved water

reclamation facility will have on the University's ability to provide water for the Storrs Center Project and other future developments.

Cherie Trahan, Director of Finance, detailed the funding for the business relocation cost to be incurred by the Town and presented anticipated revenues and expenditures for the Storrs Center Project. Worksheet attached.

Mr. Ryan moved and Ms. Moran seconded, effective December 1, 2010, to refer the draft Development Agreement - Phases 1A and 1B - Town of Mansfield, Storrs Center Alliance, LLC and Education Realty Trust, Inc, to the Planning and Zoning Commission for review pursuant to CGS §8-24 and to the Mansfield Downtown Partnership, Inc. for review and comment pursuant to its role as the municipal development agency for Storrs Center.

Motion passed unanimously.

Deputy Mayor Haddad announced that the public hearing on December 9, 2010 at 7:00 p.m. in the E. O. Smith auditorium will be the opportunity for citizen input. Mr. Haddad added the Council is looking forward to hearing from the public.

ADJOURNMENT

Mr. Kochenburger moved and Mr. Ryan seconded to adjourn the meeting at 9:05 p.m.

Motion passed unanimously.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk